121.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,116,400 / 1,116,400
					USE VALUE:	1,116,400 / 1,116,400
					ASSESSED:	1,116,400 / 1,116,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COYNER KARL B
Owner 2:	
Owner 3:	
Street 1:	86 PLEASANT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FIRST CONGREGATIONAL PARISH -
Owner 2:	-
Street 1:	630 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .3 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1811, having primarily Clapboard Exterior and 3438 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13087.000	542,000	5,600	568,800	1,116,400
Total Card	0.300	542,000	5,600	568,800	1,116,400
Total Parcel	0.300	542,000	5,600	568,800	1,116,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.72 /Parcel: 324.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 78436

GIS Ref

GIS Ref

Insp Date 10/21/17

!9403!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	542,000	5600	13,087.	568,800	1,116,400		Year end	12/23/2021
2021	101	FV	525,900	5600	13,087.	568,800	1,100,300		Year End Roll	12/10/2020
2020	101	FV	525,700	5600	13,087.	568,800	1,100,100	1,100,100	Year End Roll	12/18/2019
2019	101	FV	409,300	5600	13,087.	577,000	991,900	991,900	Year End Roll	1/3/2019
2018	101	FV	435,400	5600	13,087.	430,700	871,700	871,700	Year End Roll	12/20/2017
2017	101	FV	435,400	5600	13,087.	390,100	831,100	831,100	Year End Roll	1/3/2017
2016	101	FV	435,400	5600	13,087.	373,800	814,800	814,800	Year End	1/4/2016
2015	101	FV	425,200	5600	13,087.	316,900	747,700	747,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:59:57

LAST REV

Date	Time
07/19/18	18:20:25
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9403

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIRST CONGREGAT	50221-65		10/15/2007	Change Use	670,000	No	No		
	9082-163		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	78436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2003	681	Manual	14,000			G9	GR FY09	repair carriage ho
10/4/2002	825	Manual	2,500					REPLACE STRUCTURAL
9/12/2002	767	Siding	6,000	C				CLAPBOARD REPLACEM
8/29/1996	419	Re-Roof	7,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	Inspected	HS	Hanne S
10/20/2017	Missed Appt.	BS	Barbara S
8/31/2017	MEAS&NOTICE	HS	Hanne S
12/11/2008	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
2/6/2003	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13087		Sq. Ft.	Site		0	70.	0.62	5									568,828				G9		568,800	

Total AC/HA:	0.30044	Total SF/SM:	13087	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	568,828	Spl Credit		Total:	568,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	7 - Brick	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1811	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	5	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95541012
Const Adj.:	1.01989794
Adj $ / SQ:	126.675
Other Features:	142350
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736459
Depreciation:	194425
Depreciated Total:	542034

COMMENTS

1811. OF=SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

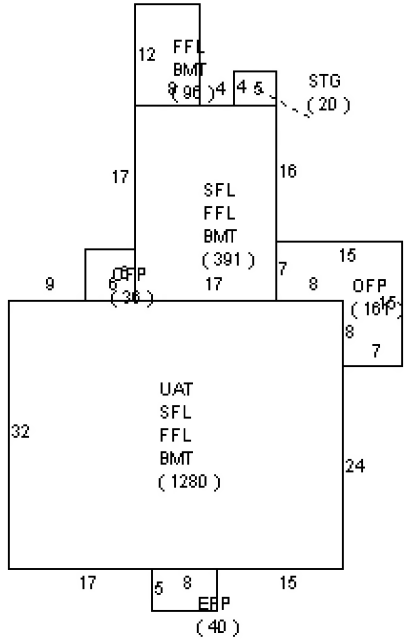
No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	139.34
Special Features:	0	Val/Su Net:	93.74
Final Total:	542000	Val/Su SzAd	157.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,767	38.000	67,150
FFL	First Floor	1,767	126.670	223,834
SFL	Second Floor	1,671	126.670	211,673
UAT	Upper Attic	320	50.670	16,214
OFP	Open Porch	197	25.370	4,998
EFP	Enclos Porch	40	74.040	2,962
STG	Storage	20	16.320	326
	Net Sketched Area:	5,782	Total:	527,157
Size Ad	3438	Gross Area	6742	FinArea 3438

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X20	A	AV	1938	23.38	T	40	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

IMAGE

AssessPro Patriot Properties, Inc